

MEMBERS PRESENT: LEONARD KRAWCECK, MARGARET SMITH, WALTER JAUDON,
ALLISON GRASS
STAFF PRESENT: LEE BATCHELDER, PENNYE ASHBY, VANESSA ELLINGTON

AGENDA

BOARD OF ZONING APPEALS-ZONING

NOVEMBER 7, 2017 5:15-25 P.M. 2 George Street
7:22 P.M.

A. Deferred application from previously advertised BZA-Z agendas. For information call 724-3781.

1. 27 CAROLINA ST. (WESTSIDE) (460-04-03-103) APP. NO. 1711-07-A1

Request reconsideration of the Zoning Administrator’s decision to allow an addition that does not meet the 15-ft. total side setback.
Zoned DR-1F.

Owner-27 Carolina, LLC/Applicant-John Sullivan

APPROVED 0 WITHDRAWN XX
DISPPROVED 0 DEFERRED 0

MOTION: Withdrawn.

MADE BY: SECOND: VOTE: FOR AGAINST

B. New Applications:

1. 27 CAROLINA ST. (WESTSIDE) (460-04-03-103) APP. NO. 1711-07-B1

Request special exception under Sec. 54-110 to allow a 2-story addition (kitchen expansion/laundry/mud room porch/bedrooms expansion/porch) that extends a non-conforming 12.4-ft. total side setback (15-ft.required).
Request variance to allow a 2-story addition with a roof overhang west side setback of 7-ft., a roof overhang total side setback of 9.5-ft. and a building total side setback of 12-ft. (9-ft. and 15-ft. required).
Zoned DR-1F.

Owner/Applicant-27 Carolina, LLC

APPROVED XX WITHDRAWN 0
DISPPROVED 0 DEFERRED 0

MOTION: Approval – special exception.
MADE BY: M.Smith SECOND: A.Grass VOTE: FOR 4 AGAINST 0

MOTION: Approval – variance.
MADE BY: M.Smith SECOND: W.Jaudon VOTE: FOR 4 AGAINST 0

2. 67 CANNON ST. (CANNONBOROUGH/ ELLIOTBOROUGH) (460-12-01-006) APP. NO. 1711-07-B2

Request special exception under Sec. 54-110 to allow a first floor porch extension and porch enclosure (bedroom/bath) and a vertical extension (2nd floor bedroom/closet) to a non-conforming building footprint that does not meet the required 15-ft. total side setback.
~~Request variance from Sec. 54-301 to allow the re-establishment of 4 dwelling units (duplex and rear cottages) with 1,319sf of lot area per dwelling unit (2,250sf required).~~
Request variance from Sec. 54-301 to allow an addition with a 55.5% lot occupancy (50% lot occupancy limit).
~~Request variance from Sec. 54-317 to allow 4 dwelling units with 2 parking spaces (6 spaces required).~~
Zoned LB.

Owner-Stevenson Bennett/Applicant-Randolph Martz

APPROVED	XX	WITHDRAWN	0
DISPPROVED	0	DEFERRED	0

MOTION: Approval.

MADE BY: A.Grass SECOND: M.Smith VOTE: FOR 4 AGAINST 0

3.

18 CHURCH ST. (CHARLESTOWNE)
(457-16-04-048)

APP. NO. 1711-07-B3
- Request variance from Sec. 54-301 to allow a stair addition with a lot occupancy of 44% (35% lot occupancy limit; existing lot occupancy is 42%).
Zoned SR-4.
Owners-William & Hildie Lyddan/Applicant-Julia F. Martin Architects

APPROVED	XX	WITHDRAWN	0
DISPPROVED	0	DEFERRED	0

MOTION: Approval.

MADE BY: W.Jaudon SECOND: A.Grass VOTE: FOR 4 AGAINST 0

4.

2126 PARKWAY DR. (343-02-00-026)

APP. NO. 1711-07-B4
- Request special exception under Sec. 54-110 to allow a 1-story addition (bathroom) that extends a non-conforming 23-ft. rear setback (25-ft. required).
Zoned SR-1.
Owner/Applicant-Dana Berlin Strange

APPROVED	XX	WITHDRAWN	0
DISPPROVED	0	DEFERRED	0

MOTION: Approval.

MADE BY: M.Smith SECOND: A.Grass VOTE: FOR 4 AGAINST 0

5.

22 ELLIOTT ST. (CHARLESTOWNE)
(458-09-03-111)

APP. NO. 1711-07-B5
- Request special exception under Sec. 54-110 to allow a 2-story addition (living room/bath/family room) that extends a non-conforming 0-ft. west side setback (6-ft. required).
Request variance from Sec. 54-353 to allow a 2-story addition with a 66% lot occupancy (50% lot occupancy limit; existing lot occupancy is 59%).
Zoned SR-5.
Owners-Kevin Luzak & Hampton Luzak/Applicant-Simons Young & Associates

WITHDRAWN 0

DEFERRED XX

MOTION: Deferral by Chairman, no quorum.

MADE BY: _____ SECOND: _____ VOTE: FOR _____ AGAINST _____

6. 154 SPRING ST. (CANNONBOROUGH/
ELLIOTBOROUGH) (460-11-02-082)

Request special exception under Sec. 54-220 to allow a 4-unit accommodations use in a LB-A (Limited Business-Accommodations) zone district.

Owner-Fred A. Stone, III/Applicant-Fenno Architecture, LLC

WITHDRAWN 0

DEFERRED 0

MOTION: Approval.

MADE BY: M.Smith SECOND: W.Jaudon VOTE: FOR 4 AGAINST 0

7. 51 GIBBES ST. (CHARLESTOWNE) APP. NO. 1711-07-B7
(457-11-02-076)

Request special exception under Sec. 54-110 to allow a horizontal expansion (porch/steps/sittingroom) and vertical extension (2nd flr. master bedroom/bath/sittingroom/) that extends a non-conforming 8.35-ft. east side setback (9-ft.req.) Request variance from Sec. 54-301 to allow a horizontal expansion and vertical extension with a 17.6-ft. total side setback (18-ft. required).

Zoned SR-2.

Owner-Michael Grant/Applicant-Beau Clowney Architects

WITHDRAWN 0

DEFERRED 0

MOTION: Approval.

MADE BY: A.Grass SECOND: M.Smith VOTE: FOR 4 AGAINST 0

8. 27 LORD ASHLEY DR. APP. NO. 1711-07-B8
(SOUTH WINDERMERE DR.) (421-09-00-024)

Request variance from Sec. 54-301 to allow an addition (1-story garage) with a 24.4-ft. west side setback and a ~~15.5~~17.7-ft. rear setback (9-ft. and 25-ft. required).

Zoned SR-1.

Owner-Whitney Rainero/Applicant-Kenneth Poteat

WITHDRAWN 0

DEFERRED 0

MOTION: Approval.

MADE BY: W.Jaudon SECOND: M.Smith VOTE: FOR 4 AGAINST 0

9. 65 FAIRCHILD ST. (DANIEL ISLAND) APP. NO. 1711-07-B9
(275-00-00-270)

Request variance from Sec. 54-410 to allow a freestanding sign in the right-of-way adjacent to 65 Fairchild St.
Request variance from Sec. 54-414 to allow two freestanding signs (Ordinance allows one double-faced sign per lot).
Zoned DI-TC.

Owner-HPBB1, LLC/Applicant-Womble Carlyle Sandridge & Rice

WITHDRAWN 0

DEFERRED 0

MOTION: Approval.

MADE BY: A.Grass SECOND: W.Jaudon VOTE: FOR 4 AGAINST 0

10. 190 WENTWORTH ST. APP. NO. 1711-07-B10
(HARLESTON VILLAGE) (457-03-03-020)

Request special exception under Sec. 54-110 to allow a 2-story addition (screen porch enclosure/porch/steps/bath expansion) that extends a non-conforming 10-ft. west side setback (12-ft. required).

Request variance from Sec. 54301 to allow steps with an 8-ft. west side setback and to allow a detached chimney addition with a 1-ft. east side setback and a 16.5-ft. rear setback (12-ft., 6-ft. and 25-ft. required).

Zoned STR.

Owners-Daniel Steinberg & Catie Yeager/Applicant-SYNCHRONICITY

WITHDRAWN 0

DEFERRED 0

*L.Krawcheck did not vote.

MOTION: Approval – special exception and steps.

MADE BY: M.Smith SECOND: W.Jaudon VOTE: FOR 3 AGAINST 0

MOTION: Disapproval – chimney addition.

MADE BY: M.Smith SECOND: W.Jaudon VOTE: FOR 3 AGAINST 0

11. 834 RUTLEDGE AVE. (NORTH CENTRAL) APP. NO. 1711-07-B11
(463-11-02-033)

Request special exception under Sec. 54-110 to allow a 2-story addition (breezeway/den/bedroom/bath) that extends a non-conforming 5-ft. north side setback (9-ft. required).

Zoned SR-2.

Owner-South Hampshire Properties, LLC/Applicant-The Cottage Company

APPROVED	XX	WITHDRAWN	0
DISPPROVED	0	DEFERRED	0

MOTION: Approval.

MADE BY: M.Smith SECOND: W.Jaodun VOTE: FOR 4 AGAINST 0

For more information, contact the Zoning and Codes Division Office at 724-3781.

In accordance with the American with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to schumacherj@charleston-sc.gov three business days prior to the meeting.